

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF VIRGINIA  
Alexandria Division

In re: )  
 )  
EAGLE PROPERTIES AND ) Bankruptcy Case  
INVESTMENTS, LLC, ) No. 23-10566-KHK  
 ) Chapter 7  
Debtor. )  
 )

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**ORDER APPROVING APPROVE SALE OF  
6961 STERLING ROAD, HARRISBURG, PA FREE AND CLEAR OF LIENS,  
CLAIMS AND INTERESTS PURSUANT TO 11 U.S.C. §§ 363(f)**

UPON CONSIDERATION of the motion (Docket No. 709) ("Motion") of H. Jason Gold, chapter 7 trustee ("Trustee"), to approve the sale of the property commonly known as 6961 Sterling Road, Harrisburg, Pennsylvania ("Property"); and it appearing that proper and adequate notice of the Motion has been given and that no further notice is necessary; and it appearing that the proposed sale is in the best interest of the estate and its creditors, and it further appearing that based upon the endorsements of counsel set forth below that ABL RPC Residential Acquisitions LLC and Bala Jain, LLC have consented to the sale of the Property as set forth herein, free and clear of all liens, claims and interests, accordingly:

**IT IS HEREBY ORDERED THAT:**

1. The Motion is GRANTED.
2. The Trustee is authorized to sell the Property<sup>1</sup> to Eric Thomas Conrey and Valeria

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<sup>1</sup> Having the following legal description:

ALL THAT CERTAIN PIECE OR PARCEL OF GROUND TOGETHER WITH ALL BUILDINGS AND

Dylan G. Trache, Va. Bar No. 45939  
NELSON MULLINS RILEY & SCARBOROUGH LLP  
101 Constitution Avenue, Suite 900  
Washington, DC 20001  
(202) 689-2800  
*Counsel to the Chapter 7 Trustee*

Benicka (the "Purchaser") for \$251,000 consistent with the sales contract attached to the Motion.

3. The Trustee is authorized to pay the secured claim of ABL RPC Residential Acquisitions LLC consistent with the draft ALTA attached hereto as Exhibit A.

4. The sale shall be free and clear of that certain Praecipe to Index Action as Lis Pendens filed by Bala Jain, LLC in the Land Records of Dauphin County, Pennsylvania as Instrument Number 20220035870 pursuant to 11 U.S.C. § 363(f).

5. At closing, the Trustee shall receive, for the benefit of the estate the sum of \$7,530.00 representing his commission under Section 326 of the Bankruptcy Code plus the remaining net proceeds of sale after payment of all closing costs and secured claims up to \$12,550.00 as additional consideration for the bankruptcy estate free and clear of all liens, claims and interests. In addition, the bankruptcy estate shall be reimbursed the sum of \$2,000.00 related to the settlement payment to West Hanover Township. All remaining net proceeds of sale, if any, shall be held by the Trustee pending resolution of the claims of Bala Jain, LLC and further order of this Court.

6. The Trustee is authorized to pay a three percent (3%) commission to his broker Century 21 New Millennium at closing for services rendered in representing the Trustee in connection with the sale.

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IMPROVEMENTS THEREON ERECTED, SITUATE IN THE TOWNSHIP OF WEST HANOVER, DAUPHIN COUNTY, COMMONWEALTH OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN THE DEED RECORDED IN DAUPHIN COUNTY RECORD BOOK 2901, PAGE 526, AND BEING KNOWN AND DESIGNATED AS LOT 73 (ERRONEOUSLY STATE IN TWO PRIOR INSTRUMENTS (RECORDED 9-2-2009, AS INSTRUMENT NO. 20090029925, AND RECORDED 11-16-2004, IN BOOK 5764, PAGE 229) AS "LOT 72"), FINAL SUBDIVISION PLAN – PHASE I WESTFORD CROSSING RECORDED ON NOVEMBER 7, 1979 IN DAUPHIN COUNTY PLAN BOOK G, VOL. 3, PAGE 96.

CONTAINING 8,477 SQUARE FEET ACCORDING TO THE AFORESAID SUBDIVISION PLAN.

SAID PROPERTY BEING KNOWN FOR PURPOSES OF ASSESSMENT AND TAXATION PURPOSES AS PROPERTY IDENTIFICATION NO. 68-045-029, UPI 68-045-029-000-0000.

7. The Trustee is authorized to pay a two and one half percent (2.5%) commission to For Sale By Owner Plus Realtors, Hershey at closing for services rendered in representing the Buyer in connection with the sale.

8. The Trustee is authorized to pay all outstanding real estate taxes and other customary closing costs consistent with the ALTA.

9. The Trustee is authorized to pay ABL RPC Residential Acquisitions LLC all cash collateral in his possession related to the Property with the exception of an eight percent (8%) carve out which the estate shall retain free and clear of all liens and interests.

10. The Trustee is authorized to request and receive all information concerning the liens and debt held by any secured creditor necessary to close on the sale including but not limited to the loan payoff balance, proof of lien perfection, hazard insurance coverage, escrow account balance and other information. Secured creditors are authorized and directed to promptly provide said information to the Trustee upon request of the Trustee, subject to the right of any secured creditor to oppose the request.

11. This Order may be recorded in the land records wherein the subject Property is located.

12. This Court retains jurisdiction with respect to any disputes regarding the Property following the sale.

13. This Order shall be effective immediately and shall not be subject to the stay provided in Federal Rule of Bankruptcy Procedure 6004(h) or any other applicable stay.

Dated: May 13 2025

/s/ Klinette H Kindred  
United States Bankruptcy Judge

Entered On Docket: May 14 2025

PREPARED BY:

NELSON MULLINS RILEY & SCARBOROUGH LLP  
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Tel: (202) 689-2800  
Fax: (202) 689-2860  
Email: [dylan.trache@nelsonmullins.com](mailto:dylan.trache@nelsonmullins.com)

By: /s/ Dylan G. Trache  
Dylan G. Trache, Va. Bar No. 45939

*Counsel to the Chapter 7 Trustee*

SEEN AND AGREED:

BEAN KINNEY & KORMAN, P.C.  
2311 Wilson Boulevard, Suite 500  
Arlington, Virginia 22203  
(703) 284-7277  
[adavison@beankinney.com](mailto:adavison@beankinney.com)

BY: /s/ Andrea Davison (by DGT with authority)  
Andrea Davison, Va. Bar No. 78036

*Attorneys for ABL RPC Residential Acquisitions LLC*

SEEN:

ROGAN MILLER ZIMMERMAN, PLLC  
50 Catoctin Circle, NE, Suite 300  
Leesburg, Virginia 20176  
Phone No. (703) 777-8850  
Fax No: (703) 777-8854  
E-mail: [crogan@RMZLawFirm.com](mailto:crogan@RMZLawFirm.com)

BY: /s/Christopher L. Rogan  
Christopher L. Rogan (Bar No. 30344)

*Attorneys for Bala Jain, LLC*

**CERTIFICATION PURSUANT TO LOCAL RULE 9022-1(C)**

I HEREBY CERTIFY that this Order has been endorsed by all necessary parties.

/s/ Dylan G. Trache  
Dylan G. Trache

**LIST OF PARTIES TO RECEIVE NOTICE OF ENTRY**  
**PURSUANT TO LOCAL RULE 9022-1**

Dylan G. Trache  
NELSON MULLINS RILEY & SCARBOROUGH LLP  
101 Constitution Avenue, NW, Suite 900  
Washington, DC 20001

Michael Freeman  
OFFICE OF THE UNITED STATES TRUSTEE  
1725 Duke Street, Suite 650  
Alexandria, Virginia 22314

Stephen Karbelk  
Team Leader, RealMarkets  
Century 21 New Millennium  
Century 21 Commercial New Millennium  
6629 Old Dominion Drive  
McLean, VA 22101

Andrea Davison  
BEAN KINNEY & KORMAN, P.C.  
2311 Wilson Boulevard, Suite 500  
Arlington, Virginia 22203

Christopher Rogan  
ROGAN MILLER ZIMMERMAN, PLLC  
50 Catoctin Circle, NE, Suite 300  
Leesburg, Virginia 20176

**Exhibit A**

American Land Title Association

Estimated ALTA Settlement Statement - Combined  
Adopted 05-01-2015

**Universal Settlement Services of PA**  
ALTA Universal ID:  
1423 N Atherton Street  
2nd Floor  
State College, PA 16803

File No./Escrow No.: PA-25-0803  
Print Date & Time: April 10, 2025 8:10 am  
Officer/Escrow Officer: Brandy McAulay  
Settlement Location: 1423 N Atherton Street, 2nd Floor  
State College, PA 16803  
Property Address: 6961 Sterling Rd  
Harrisburg, PA 17112  
Borrower: Eric Thomas Conrey and Valeria Benicka  
11 Townhouse  
Hershey, PA 17033  
Seller: H. Jason Gold, Bankruptcy Trustee of The Bankruptcy Estate of Eagle Properties and Investments,  
LLC  
P.O. Box 57359  
Washington, DC 20037  
Lender: Pennsylvania State Employees Credit Union, ISAOA/ATIMA  
Settlement Date : May 23, 2025  
Disbursement Date : May 23, 2025

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		<b>Financial</b>		
	251,000.00	Sale Price of Property	251,000.00	
		Deposit		5,000.00
		Loan Amount		238,450.00
1,000.00		Seller Credit		1,000.00
		<b>Prorations/Adjustments</b>		
	628.86	City/Town Taxes 05/23/25-12/31/25	628.86	
	184.24	Assessments 05/23/25-06/30/25	184.24	
		<b>Title Charges and Escrow/Settlement Charges</b>		
		CPL	125.00	
		TIRBOP Endorsement 100 (Covenants, Conditions and Restrictions) to Universal Settlement Services of PA	100.00	
		TIRBOP Endorsement 300 (Mortgage Survey)	100.00	

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		<b>Title Charges and Escrow/Settlement Charges (continued)</b>		
		Exception) to Universal Settlement Services of PA		
		TIRBOP Endorsement 900 (Environmental Protection Lien - Residential) to Universal Settlement Services of PA	100.00	
1,000.00		ESCROW - Final Water -public to Universal Escrow		
100.00		Search Fee to Universal Settlement Services of PA		
55.00		Tax Cert Fee to Universal Settlement Services of PA		
60.00		Wire fees to Universal Settlement Services of PA		
		<b>Commissions</b>		
7,530.00		Commission - Listing Agent to Century 21 New Millennium Note: Includes Adjustment of \$7,530.00		
6,275.00		Commission - Selling Agent to For Sale By Owner Plus Realtors, Hershey Note: Includes Adjustment of \$6,275.00		
		<b>Government Recording and Transfer Charges</b>		
		Recording Fees to Dauphin County Recorder of Deeds	307.50	
1,255.00		Transfer Tax to Dauphin County Recorder of Deeds	1,255.00	
1,255.00		Transfer Tax to Dauphin County Recorder of Deeds	1,255.00	
0.00		UPI Fee to Dauphin County Recorder of Deeds	20.00	
		<b>Miscellaneous</b>		
1,050.31		2025 county/twp taxes to West Hanover Township Tax Collector good thru 5/31/25		
7,530.00		326(a) Bankruptcy Estate Payment to H. Jason Gold, Bankruptcy Trustee		
		Attorney title examination to RL Title and Escrow, Inc.	150.00	
12,550.00		Bankruptcy Estate Payment to H. Jason Gold, Bankruptcy Trustee		
150.00		Deed Prep to The Nittany Group		
3,055.95		ESCROW - 2024 delinquent taxes to Dauphin County Tax Claim good thru 5/30/25		

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		<b>Miscellaneous (continued)</b>		
1,000.00		ESCROW - Final Sewer - public to West Hanover Township Sewer Authority		
150.00		Settlement and Closing Fee to RL Title and Escrow, Inc.	895.00	
205,796.84		SHORT SALE PROCEEDS to ABL RPC Residential Credit Acquisitions LLC		
2,000.00		West Havover Township Settlement to H. Jason Gold, Bankruptcy Trustee		
Seller			Borrower	
Debit	Credit		Debit	Credit
251,813.10	251,813.10	Subtotals	256,120.60	244,450.00
		Due from Borrower		11,670.60
251,813.10	251,813.10	Totals	256,120.60	256,120.60

In re:  
Eagle Properties and Investments LLC  
Debtor

Case No. 23-10566-KHK  
Chapter 7

District/off: 0422-9  
Date Rcvd: May 14, 2025

User: MichelleS  
Form ID: pdford11

Page 1 of 3  
Total Noticed: 1

The following symbols are used throughout this certificate:

**Symbol** **Definition**

+ Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

**Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 16, 2025:**

NONE

**Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.**

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

<b>Recip ID</b>	<b>Notice Type: Email Address</b>	<b>Date/Time</b>	<b>Recipient Name and Address</b>
smg	+ Email/Text: ustpregion04.ax.ecf@usdoj.gov	May 15 2025 00:49:00	UST smg Alexandria, Office of the U. S. Trustee, 1725 Duke Street, Suite 650, Alexandria, VA 22314-3489

TOTAL: 1

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: May 16, 2025

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 14, 2025 at the address(es) listed below:

<b>Name</b>	<b>Email Address</b>
Andrea Campbell Davison	on behalf of Transferee ABL RPC Residential Credit Acquisition LLC ADavison@beankinney.com dgomez@beankinney.com
Andrew S Goldstein	on behalf of Creditor GITSIT Solutions LLC AGoldstein@mglspc.com, jcoffman@mglspc.com
Barry W. Spear	on behalf of Creditor Aero Mortgage Loan Trust 2019- 1 Barry.Spear@bww-law.com bankruptcy@bww-law.com
Bradley J. Swallow	on behalf of Defendant Main Street Bank bswallow@fblaw.com
Christian K. Vogel	on behalf of Interested Party Primis Bank kvogel@vogelandcromwell.com

District/off: 0422-9

User: MichelleS

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Date Rcvd: May 14, 2025

Form ID: pdford11

Total Noticed: 1

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on behalf of Defendant Primis Bank f/k/a Sona Bank kvogel@vogelandcromwell.com

Christopher A. Jones

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clano@whitefordlaw.com,dchaney@whitefordlaw.com

Christopher L. Rogan

on behalf of Defendant Shail Butani crogan@rmzlawfirm.com

Christopher L. Rogan

on behalf of Creditor Bala Jain LLC crogan@rmzlawfirm.com

Christopher L. Rogan

on behalf of Defendant Ishwer Butani crogan@rmzlawfirm.com

Christopher L. Rogan

on behalf of Defendant Bala Jain LLC crogan@rmzlawfirm.com

Corey Simpson Booker

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Craig M. Palik

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cpalik@yahoo.com;cmartin@mhlawyers.com;cpalik@ecf.inforuptcy.com;mevans@mhlawyers.com

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David S. Musgrave

on behalf of Defendant Fulton Financial Corporation dmusgrave@gfrlaw.com jojones@gfrlaw.com

David S. Musgrave

on behalf of Plaintiff Fulton Bank N.A. dmusgrave@gfrlaw.com, jojones@gfrlaw.com

Dylan G. Trache

on behalf of Trustee H. Jason Gold dylan.trache@nelsonmullins.com  
linnea.hann@nelsonmullins.com;alexandria.tracy@nelsonmullins.com;mari.cooper@nelsonmullins.com

Elizabeth V. Husebo

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Elizabeth V. Husebo

on behalf of Defendant Daniel J. Kotz ehusebo@reedsmith.com ehusebo@grsm.com

Erik W. Fox

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rhurley@reesbroome.com;Acruz@reesbroome.com

H. Jason Gold

goldtrustee@fiduciaryservicesgroup.com VA19@ecfcbis.com;hjg@trustesolutions.net;lgrahl@fsscommerce.com

Hannah White Hutman

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scurtis@hooverpenrod.com;hooverpenrodplc@jubileebk.net

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on behalf of Defendant Atlantic Union Bank mboyd@williamsmullen.com

J. P. McGuire Boyd, Jr

on behalf of Creditor Atlantic Union Bank mboyd@williamsmullen.com

J. P. McGuire Boyd, Jr

on behalf of Defendant Bank of Clarke County mboyd@williamsmullen.com

Jack Frankel

on behalf of U.S. Trustee Matthew W. Cheney jack.i.frankel@usdoj.gov  
USTPRegion04.ax.ecf@usdoj.gov;Robert.W.Ours@usdoj.gov

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James R. Meizanis, Jr.

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Jeffery T. Martin, Jr.

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Jeffery T. Martin, Jr.

on behalf of Plaintiff Eagle Properties and Investments LLC jeff@martinlawgroup.com  
martin.jefferyt.b119228@notify.bestcase.com;brittany@martinlawgroup.com;jeff@martinlawgroupva.com;Diana@martinlawgroup.com

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Jeffery T. Martin, Jr.

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John E Reid

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jack@martinlawgroupva.com;brittany@martinlawgroup.com;Diana@martinlawgroup.com

John Tucker Farnum

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Joshua David Stiff

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Justin Fasano

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Matthew W. Cheney

ustpregion04.ax.ecf@usdoj.gov

Maurice Belmont VerStandig

on behalf of Professional Maurice VerStandig mac@mbvesq.com  
lisa@mbvesq.com;verstandig.mauricer104982@notify.bestcase.com;verstandiglaw@recap.email

Michael T. Freeman

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Nancy Greene

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Nancy Greene

on behalf of Plaintiff Eagle Properties and Investments LLC ndg@ndglaw.com

Nancy Greene

on behalf of Professional N D Greene PC ndg@ndglaw.com

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Robert Hockenbury

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Robert M. Marino

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Robert M. Marino

on behalf of Defendant Ishwer Butani rmmarino@rpb-law.com rmmarino1@aol.com

Robert M. Marino

on behalf of Creditor Bala Jain LLC rmmarino@rpb-law.com rmmarino1@aol.com

Stephanie Gardner Bortnick

on behalf of Defendant Daniel Kotz sbortnick@grsm.com

Stephanie Gardner Bortnick

on behalf of Defendant Daniel J. Kotz sbortnick@grsm.com

Stephanie Gardner Bortnick

on behalf of Defendant First Class Title Inc. sbortnick@grsm.com

Stephen W. Nichols

on behalf of Creditor Orrstown Bank snichols@offitkurman.com

TOTAL: 52